

Key: 1079

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.028

LEGAL

LAND

DETACHED

BUILDING

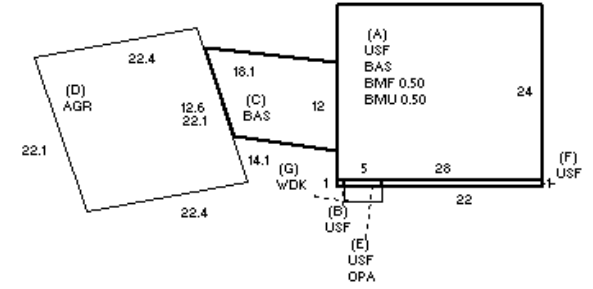
CURRENT OWNER				PARCEL ID				LOCATION			
DELISIO PAIGE & BOWLAN JULIAN 91 ABERDEEN DR SCITUATE, MA 02066				26-5-29-0				91 ABERDEEN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DELISIO PAIGE & BOWLAN JU				05/13/2020	QS	577,500	52748-301				
KEENAN TIMOTHY J & EILEEN				08/21/2015	QS	415,000	45952-339				
CALLAN ADELINE M				02/11/1986	QS	6578-245					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-480	05/10/2021	3	ALTERATIONS	10,337	07/01/2021	JD	100	100
20-566	09/10/2020	3	ALTERATIONS	2,410	07/01/2021	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,304	SC	1.00	100	1.00	100	1.00	R04	0.90		340,370

TOTAL	20,304 SF	ZONING	N O T E	FRNT	193	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE			LAND		340,400	326,600	
Inf1	FACTOR 100			BUILDING		282,200	261,300	
Inf2	PHY 100			DETACHED		1,400	1,400	
				OTHER		0	0	
				TOTAL		624,000	589,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	40 0.60 19X16		304	7.88	1,400



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/1/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/21/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	MLS
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YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,560	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	336		53.72	18,050	
\$NLA(RCN)	\$258	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	336		75.41	25,338	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	700	1960	196.71	137,695
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	860	1960	216.31	186,023	
ROOMS	6	1.00		FLOOR COVER	24	COMB	1.00	D	AGR	N	ATT GARAGE	490		44.32	21,717	
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	5		51.60	258	
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02	G	WDK	N	WOOD DECK	10		38.40	384	
# 1/2 BATHS	1	1.00		FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239		
TOT FIXTURES	5	\$4,080						ODS	O	OUT DOOR SHOWER	1		1,369.00	1,369		
# UNITS	1	1.00														

TOTAL RCN	403,153
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$282,200